

Know all Men by these Presents

023974

That WE, ELLEN C. CUMMINGS and BRUCE D. CUMMINGS, wife and husband, both of Blue Hill, County of Hancock, and State of Maine, with a mailing address of P. O. Box 359, Blue Hill, ME 04614

in consideration of ONE (\$1.00) DOLLAR and other valuable consideration,

paid by THOMAS B. NICHOLSON and LINDA C. NICHOLSON, husband and wife, both of Waterville, County of Kennebec, and State of Maine, with a mailing address of 6 Pray Avenue, Waterville, ME 04901

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said THOMAS B. NICHOLSON and LINDA C. NICHOLSON,

TRANSFER
TAX
PAID

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever.

A certain lot or parcel of land together with the buildings thereon located in said Waterville, in the County of Kennebec, and State of Maine, and bounded and described as follows:

Starting at the northeasterly corner of Lot #79 (now or formerly owned by one Farnham) as shown on a Plan and Profile of Roosevelt Avenue from Hillcrest Extension to North Street; recorded in Kennebec County Registry of Deeds in Plan Book 11, Pages 26 and 27; thence to the north along the westerly line of Hillcrest Extension (as now extended into Johnson Heights) a distance of one hundred (100') feet; thence to the west, and keeping always one hundred (100') feet distant from the northerly line of Lot #79 and its extension westerly, a distance of one hundred and five (105') feet; thence to the south and parallel with the westerly line of the lot of land conveyed to these Grantees by deed of Lewis J. Rosenthal dated May 16, 1941, and recorded in said Registry in Book 779, Page 137, a distance of one hundred (100') feet; thence to the east passing through the southwest corner of land acquired by these Grantees by said deed of May 16, 1941, and extending along the northerly line of Lot #79 a distance of one hundred and five (105') feet to the point of beginning.

Meaning and intending to convey and hereby conveying a lot of land bounded for a distance of one hundred (100') feet by the westerly line of Hillcrest Extension as it extends into Johnson Heights and being bounded on the north for a distance of seventy (70') feet by the southerly line of a proposed extension of Johnson Heights together with a strip of land thirty-five (35') feet by one hundred (100') feet lying next westerly and contiguous to the aforementioned lot.

This lot is subject to restrictions set forth in a deed from Gretchen C. Crawford to Francis G. Maher and Frances D. Maher dated December 14, 1965, and recorded in the Kennebec County Registry of Deeds in Book 1404, Page 303, the said Francis G. Maher having predeceased Frances D. Maher on July 14, 1985; the said Frances D. Maher having passed away on February 28, 1986.

Meaning and intending to convey the property described in a deed from William E. Dugan, personal representative of the estate of Frances D. Maher, to Bruce D. Cummings and Ellen C. Cummings, recorded in Book 2999, Page 150 of the Kennebec County Registry of Deeds.

RE TRANS
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59-3-44 #2928
57-49
BK 3818 PG 235
CC 7 01010008

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said THOMAS B. NICHOLSON and LINDA C. NICHOLSON,

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

And we do COVENANT with the said Grantees, as aforesaid, that we are lawfully seized in fee of the premises, that they are free of all incumbrances, except none;

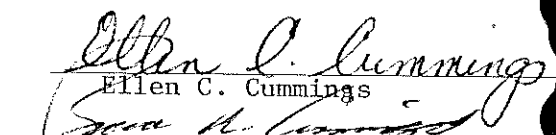
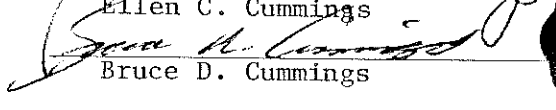

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that we and our heirs shall and will

Warrant and Defend the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

In Witness Whereof, WE the said ELLEN C. CUMMINGS and BRUCE D. CUMMINGS,

joining in this deed as Grantors, and relinquishing and conveying all our right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 19th day of OCTOBER in the year of our Lord one thousand nine hundred and NINETY.

Signed, Sealed and Delivered in presence of


Ellen C. Cummings

Bruce D. Cummings


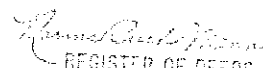
State of Maine,
KENNEBEC, SS.


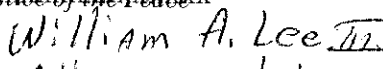
} ss. OCTOBER 19th, 1990.

BRUCE D. CUMMINGS, Personally appeared the above named ELLEN C. CUMMINGS and

the foregoing instrument to be their free act and deed. and acknowledged

Before me,

RECEIVED KENNEBEC SS.
1990 OCT 22 AM 9:00
CLERK 
REGISTER OF DEEDS


Notary Public

Attorney at Law